

139.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

964,500 / 964,500

USE VALUE:

964,500 / 964,500

ASSESSED:

964,500 / 964,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUTIERREZ GERARD
Owner 2:	MATTHEWS DEBORAH L
Owner 3:	

Street 1: 16 WOODLAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,246 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Wood Shingle Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6246		Sq. Ft.	Site		0	90.	0.97	10									546,642						546,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6246.000	411,500	6,400	546,600	964,500		89077
							GIS Ref
							GIS Ref
							Insp Date
							11/17/08


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	89077
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:00:27
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,400	6400	6,246.	546,600	964,400	964,400	Year End Roll	12/18/2019
2019	101	FV	315,400	6400	6,246.	577,000	898,800	898,800	Year End Roll	1/3/2019
2018	101	FV	315,400	6400	6,246.	425,200	747,000	747,000	Year End Roll	12/20/2017
2017	101	FV	315,400	6400	6,246.	406,900	728,700	728,700	Year End Roll	1/3/2017
2016	101	FV	315,400	6400	6,246.	376,600	698,400	698,400	Year End	1/4/2016
2015	101	FV	307,900	6400	6,246.	315,800	630,100	630,100	Year End Roll	12/11/2014
2014	101	FV	307,900	6400	6,246.	308,500	622,800	622,800	Year End Roll	12/16/2013
2013	101	FV	307,900	6400	6,246.	294,000	608,300	608,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCK ALTON	27827-73		10/31/1997		309,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2001	698	Wood Dec	4,000	C				NEW 8X10 DECK
6/11/1998	391	Redo Kit	20,000					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2008	Meas/Inspect	163	PATRIOT
10/11/1999	Meas/Inspect	264	PATRIOT
7/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Average														
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 3	Brick or Stone			A 3QBth: 1	Rating:														
Frame: 1	Wood			1/2 Bath: 1	Rating:														
Prime Wall: 1	Wood Shingle			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 2	Hip			OTHER FEATURES															
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BEIGE				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: B-	Good (-)			CONDOS INFORMATION															
Year Blt: 1912	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2	Plaster			Functional:	%			Interior:		1	7	3							
Sec Int Wall: 1	%			Economic:	%			Additions:											
Partition: T	Typical			Special:	%			Kitchen: 1998											
Prim Floors: 3	Hardwood			Override:	%			Baths:											
Sec Floors: 1	%			Total: 18.6 %				Plumbing:											
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 125.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.25171924				General:											
Electric: 3	Typical			Const Adj.: 1.00989902				Total: 1	7	3									
Insulation: 2	Typical			Adj \$ / SQ: 158.014				COMPARABLE SALES				SUB AREA							
Int vs Ext: S				Other Features: 86000				Rate	Parcel ID	Typ	Date	Sale Price							
Heat Fuel: 2	Gas			Grade Factor: 1.21															
Heat Type: 3	Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 505523															
% Com Wall				Depreciation: 94027															
				Depreciated Total: 411495															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 139.0-0001-0012.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc
3	Garage	D	Y	1	20X20	G	AV	1912	26.56	T	40	101			6,400		6,400		
More: N				Total Yard Items: 6,400				Total Special Features:				Total: 6,400							